Vista Park Villas Condominium Association
Profit & Loss Budget vs. Actual
August 2018

	Aug 18	Budget	$ Over Bud...
Ordinary Income/Expense			
Income			
Assessments	35,607.00	35,879.58	-272.58
Violation Income	165.00		
Total Income	35,772.00	35,879.58	-107.58
Expense			
GENERAL MAINTENANCE			
CCTV Annual Maintenance	0.00	40.00	-40.00
Common Area Maintenance	180.00	629.17	-449.17
Common Area Supplies	21.42	600.00	-578.58
Drain Maintenance	0.00	150.00	-150.00
Fire Extinguishers & Hydrants	0.00	0.00	0.00
Irrigation	834.63	704.17	130.46
Janitorial Contract	660.00	500.00	160.00
Landscape Extra	0.00	250.00	-250.00
Landscape Service	3,412.50	3,415.00	-2.50
Pest Control	236.00	250.00	-14.00
Plumbling Repairs	0.00	200.00	-200.00
Pool Extra	574.00	200.00	374.00
Pool Gate	0.00	40.00	-40.00
Pool Maintenance	260.00	283.33	-23.33
Total GENERAL MAINTENANCE	6,178.55	7,261.67	-1,083.12
OPERATING EXPENSES			
ADMINISTRATIVE			
Audit/Tax Preparation	0.00	0.00	0.00
Bad Debt	0.00	275.00	-275.00
Bank Fee	0.00	0.00	0.00
Insurance Expense	1,988.75	2,000.00	-11.25
Legal Fees	35.00	583.33	-548.33
Management Fees	1,850.00	1,550.00	300.00
Misc General & Admin Expenses	93.63	41.67	51.96
Permits/License/Fees	0.00	30.00	-30.00
Postage	53.50	12.50	41.00
PWB Loan	6,675.43	6,680.00	-4.57
Taxes	0.00	0.00	0.00
Total ADMINISTRATIVE	10,696.31	11,172.50	-476.19
Total OPERATING EXPENSES	10,696.31	11,172.50	-476.19
UTILITIES			
Electricity	684.58	583.33	101.25
Internet	360.00	125.00	235.00
Trash Removal	2,240.84	1,966.67	274.17
Water/Sewer	10,500.00	10,500.00	0.00
Total UTILITIES	13,785.42	13,175.00	610.42
Total Expense	30,660.28	31,609.17	-948.89
Net Ordinary Income	5,111.72	4,270.41	841.31
Other Income/Expense			
Other Income			
Interest Income	7.57	0.00	7.57
Reserve Budget Income	8,544.58	8,544.58	0.00
Total Other Income	8,552.15	8,544.58	7.57
Other Expense			
Interest Expense	1,921.31	0.00	1,921.31
RESERVE			
Contingency	0.00	0.00	0.00
Fences/Wood	0.00	0.00	0.00
Landscape/Trees	5,522.00	0.00	5,522.00

Vista Park Villas Condominium Association
Profit & Loss Budget vs. Actual
August 2018

	Aug 18	Budget	$ Over Bud...
Lighting	0.00	0.00	0.00
Miscellaneous	0.00	0.00	0.00
Painting	0.00	0.00	0.00
Paving	0.00	0.00	0.00
Plumbing & Mechanical	14,019.00	0.00	14,019.00
Pool	0.00	0.00	0.00
Pool Meeting Room	0.00	0.00	0.00
Roofing/Decks	14,350.00	0.00	14,350.00
Total RESERVE	33,891.00	0.00	33,891.00
Total Other Expense	35,812.31	0.00	35,812.31
Net Other Income	-27,260.16	8,544.58	-35,804.74
Net Income	-22,148.44	12,814.99	-34,963.43

Vista Park Villas Condominium Association
Profit & Loss Budget vs. Actual
April through August 2018

	Apr - Aug 18	Budget	$ Over Budget
Ordinary Income/Expense			
Income			
Assessments	185,704.79	179,397.90	6,306.89
Violation Income	165.00		
Total Income	185,869.79	179,397.90	6,471.89
Expense			
GENERAL MAINTENANCE			
CCTV Annual Maintenance	0.00	200.00	-200.00
Common Area Maintenance	1,725.00	3,145.85	-1,420.85
Common Area Supplies	1,578.20	3,000.00	-1,421.80
Drain Maintenance	875.00	750.00	125.00
Fire Extinguishers & Hydrants	1,762.30	1,500.00	262.30
Irrigation	5,064.60	3,520.85	1,543.75
Janitorial Contract	3,780.00	2,500.00	1,280.00
Landscape Extra	643.74	1,250.00	-606.26
Landscape Service	17,062.50	17,075.00	-12.50
Pest Control	1,180.00	1,250.00	-70.00
Plumbling Repairs	6,132.73	1,000.00	5,132.73
Pool Extra	2,129.50	1,000.00	1,129.50
Pool Gate	0.00	200.00	-200.00
Pool Maintenance	1,300.00	1,416.65	-116.65
Total GENERAL MAINTENANCE	43,233.57	37,808.35	5,425.22
OPERATING EXPENSES			
ADMINISTRATIVE			
Audit/Tax Preparation	2,050.00	1,200.00	850.00
Bad Debt	0.00	1,375.00	-1,375.00
Bank Fee	8.00	0.00	8.00
Insurance Expense	9,943.75	10,000.00	-56.25
Legal Fees	295.00	2,916.65	-2,621.65
Management Fees	8,950.00	7,750.00	1,200.00
Misc General & Admin Expenses	621.55	208.35	413.20
Permits/License/Fees	0.00	150.00	-150.00
Postage	652.62	62.50	590.12
PWB Loan	33,377.15	33,400.00	-22.85
Taxes	10.00	10.00	0.00
Total ADMINISTRATIVE	55,908.07	57,072.50	-1,164.43
Total OPERATING EXPENSES	55,908.07	57,072.50	-1,164.43
UTILITIES			
Electricity	3,813.33	2,916.65	896.68
Internet	820.00	625.00	195.00
Trash Removal	11,690.37	9,833.35	1,857.02
Water/Sewer	33,130.96	34,500.00	-1,369.04
Total UTILITIES	49,454.66	47,875.00	1,579.66
Total Expense	148,596.30	142,755.85	5,840.45
Net Ordinary Income	37,273.49	36,642.05	631.44
Other Income/Expense			
Other Income			
Interest Income	129.05	0.00	129.05
Reserve Budget Income	42,722.90	42,722.90	0.00
Total Other Income	42,851.95	42,722.90	129.05
Other Expense			
Interest Expense	9,694.53	0.00	9,694.53

Vista Park Villas Condominium Association
Profit & Loss Budget vs. Actual
April through August 2018

	Apr - Aug 18	Budget	$ Over Budget
RESERVE			
Contingency	0.00	0.00	0.00
Fences/Wood	0.00	0.00	0.00
Landscape/Trees	7,790.16	0.00	7,790.16
Lighting	375.00	0.00	375.00
Miscellaneous	0.00	0.00	0.00
Painting	36,985.00	0.00	36,985.00
Paving	0.00	0.00	0.00
Plumbling & Mechanical	14,019.00	0.00	14,019.00
Pool	0.00	0.00	0.00
Pool Meeting Room	0.00	0.00	0.00
Roofing/Decks	0.00	0.00	0.00
Total RESERVE	59,169.16	0.00	59,169.16
Total Other Expense	68,863.69	0.00	68,863.69
Net Other Income	-26,011.74	42,722.90	-68,734.64
Net Income	**11,261.75**	**79,364.95**	**-68,103.20**

11:33 AM
10/10/18
Accrual Basis

Vista Park Villas Condominium Association
Balance Sheet
As of September 30, 2018

	Sep 30, 18
ASSETS	
Current Assets	
Checking/Savings	
Pacific Western Bank (6843)	48,671.65
Reserve - Pacific Western Bank	
Reserve-Contingency	22,930.26
Reserve-Fences & Wood Repairs	29,198.91
Reserve-Landscape & Trees	17,848.23
Reserve-Lighting	23,085.00
Reserve-Miscellaneous	9,442.73
Reserve-Painting	-36,033.00
Reserve-Paving	83,885.00
Reserve-Plumbing & Mechanical	-22,671.07
Reserve-Pool	13,100.00
Reserve-Pool Meeting Room	-76,454.41
Reserve-Roofing & Decks	110,065.88
Reserve - Interest Income	31.58
Total Reserve - Pacific Western Bank	174,449.11
Total Checking/Savings	223,120.76
Accounts Receivable	
Accounts Receivable	2,217.08
Total Accounts Receivable	2,217.08
Total Current Assets	225,337.84
TOTAL ASSETS	225,337.84
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	17,139.33
Total Accounts Payable	17,139.33
Total Current Liabilities	17,139.33
Long Term Liabilities	
Pacific Western Loan	415,461.76
Total Long Term Liabilities	415,461.76
Total Liabilities	432,601.09
Equity	
Loan Payment Holding Equity	40,052.58
Opening Balance Equity	-212,785.32
Reserve Budget Holding Account	-51,267.48
Retained Earnings	-12,121.19
Net Income	28,858.16
Total Equity	-207,263.25
TOTAL LIABILITIES & EQUITY	225,337.84

Vista Park Villas Condominium Association
Profit & Loss Budget vs. Actual
September 2018

	Sep 18	Budget	$ Over Bud...
Ordinary Income/Expense			
Income			
Assessments	36,258.00	35,879.58	378.42
Violation Income	15.00		
Total Income	36,273.00	35,879.58	393.42
Expense			
GENERAL MAINTENANCE			
CCTV Annual Maintenance	0.00	40.00	-40.00
Common Area Maintenance	30.00	629.17	-599.17
Common Area Supplies	143.06	600.00	-456.94
Drain Maintenance	0.00	150.00	-150.00
Fire Extinguishers & Hydrants	0.00	0.00	0.00
Irrigation	145.81	704.17	-558.36
Janitorial Contract	700.00	500.00	200.00
Landscape Extra	0.00	250.00	-250.00
Landscape Service	3,412.50	3,415.00	-2.50
Pest Control	236.00	250.00	-14.00
Plumbling Repairs	0.00	200.00	-200.00
Pool Extra	0.00	200.00	-200.00
Pool Gate	0.00	40.00	-40.00
Pool Maintenance	0.00	283.33	-283.33
Total GENERAL MAINTENANCE	4,667.37	7,261.67	-2,594.30
OPERATING EXPENSES			
ADMINISTRATIVE			
Audit/Tax Preparation	0.00	0.00	0.00
Bad Debt	0.00	275.00	-275.00
Bank Fee	8.00	0.00	8.00
Insurance Expense	1,988.75	2,000.00	-11.25
Legal Fees	10.00	583.33	-573.33
Management Fees	1,850.00	1,550.00	300.00
Misc General & Admin Expenses	126.77	41.67	85.10
Permits/License/Fees	0.00	30.00	-30.00
Postage	46.00	12.50	33.50
PWB Loan	6,675.43	6,680.00	-4.57
Taxes	0.00	0.00	0.00
Total ADMINISTRATIVE	10,704.95	11,172.50	-467.55
Total OPERATING EXPENSES	10,704.95	11,172.50	-467.55
UTILITIES			
Electricity	683.56	583.33	100.23
Internet	115.00	125.00	-10.00
Trash Removal	1,940.84	1,966.67	-25.83
Water/Sewer	1,012.12	1,500.00	-487.88
Total UTILITIES	3,751.52	4,175.00	-423.48
Total Expense	19,123.84	22,609.17	-3,485.33
Net Ordinary Income	17,149.16	13,270.41	3,878.75
Other Income/Expense			
Other Income			
Interest Income	7.63	0.00	7.63
Reserve Budget Income	8,544.58	8,544.58	0.00
Total Other Income	8,552.21	8,544.58	7.63
Other Expense			
Interest Expense	1,899.83	0.00	1,899.83
RESERVE			
Contingency	0.00	0.00	0.00
Fences/Wood	0.00	0.00	0.00
Landscape/Trees	0.00	0.00	0.00

Vista Park Villas Condominium Association
Profit & Loss Budget vs. Actual
September 2018

	Sep 18	Budget	$ Over Bud...
Lighting	2,285.23	0.00	2,285.23
Miscellaneous	0.00	0.00	0.00
Painting	750.00	0.00	750.00
Paving	0.00	0.00	0.00
Plumbling & Mechanical	6,825.00	0.00	6,825.00
Pool	0.00	0.00	0.00
Pool Meeting Room	0.00	0.00	0.00
Roofing/Decks	0.00	0.00	0.00
Total RESERVE	9,860.23	0.00	9,860.23
Total Other Expense	11,760.06	0.00	11,760.06
Net Other Income	-3,207.85	8,544.58	-11,752.43
Net Income	**13,941.31**	**21,814.99**	**-7,873.68**

12:19 PM
10/10/18
Accrual Basis

Vista Park Villas Condominium Association
Profit & Loss Budget vs. Actual
April through September 2018

	Apr - Sep 18	Budget	$ Over Bud...
Ordinary Income/Expense			
Income			
Assessments	221,962.79	215,277.48	6,685.31
Violation Income	180.00		
Total Income	222,142.79	215,277.48	6,865.31
Expense			
GENERAL MAINTENANCE			
CCTV Annual Maintenance	0.00	240.00	-240.00
Common Area Maintenance	1,755.00	3,775.02	-2,020.02
Common Area Supplies	1,806.66	3,600.00	-1,793.34
Drain Maintenance	875.00	900.00	-25.00
Fire Extinguishers & Hydrants	1,762.30	1,500.00	262.30
Irrigation	5,210.41	4,225.02	985.39
Janitorial Contract	4,480.00	3,000.00	1,480.00
Landscape Extra	643.74	1,500.00	-856.26
Landscape Service	20,475.00	20,490.00	-15.00
Pest Control	1,416.00	1,500.00	-84.00
Plumbling Repairs	2,130.73	1,200.00	930.73
Pool Extra	2,129.50	1,200.00	929.50
Pool Gate	0.00	240.00	-240.00
Pool Maintenance	1,300.00	1,699.98	-399.98
Total GENERAL MAINTENANCE	43,984.34	45,070.02	-1,085.68
OPERATING EXPENSES			
ADMINISTRATIVE			
Audit/Tax Preparation	2,050.00	1,200.00	850.00
Bad Debt	0.00	1,650.00	-1,650.00
Bank Fee	16.00	0.00	16.00
Insurance Expense	11,932.50	12,000.00	-67.50
Legal Fees	305.00	3,499.98	-3,194.98
Management Fees	10,800.00	9,300.00	1,500.00
Misc General & Admin Expenses	748.32	250.02	498.30
Permits/License/Fees	0.00	180.00	-180.00
Postage	698.62	75.00	623.62
PWB Loan	40,052.58	40,080.00	-27.42
Taxes	10.00	10.00	0.00
Total ADMINISTRATIVE	66,613.02	68,245.00	-1,631.98
Total OPERATING EXPENSES	66,613.02	68,245.00	-1,631.98
UTILITIES			
Electricity	4,496.89	3,499.98	996.91
Internet	935.00	750.00	185.00
Trash Removal	13,631.21	11,800.02	1,831.19
Water/Sewer	34,299.58	36,000.00	-1,700.42
Total UTILITIES	53,362.68	52,050.00	1,312.68
Total Expense	163,960.04	165,365.02	-1,404.98
Net Ordinary Income	58,182.75	49,912.46	8,270.29
Other Income/Expense			
Other Income			
Interest Income	136.68	0.00	136.68
Reserve Budget Income	51,267.48	51,267.48	0.00
Total Other Income	51,404.16	51,267.48	136.68
Other Expense			
Interest Expense	11,594.36	0.00	11,594.36
RESERVE			
Contingency	0.00	0.00	0.00
Fences/Wood	0.00	0.00	0.00
Landscape/Trees	7,790.16	0.00	7,790.16

Vista Park Villas Condominium Association
Profit & Loss Budget vs. Actual
April through September 2018

	Apr - Sep 18	Budget	$ Over Bud...
Lighting	2,660.23	0.00	2,660.23
Miscellaneous	0.00	0.00	0.00
Painting	37,735.00	0.00	37,735.00
Paving	0.00	0.00	0.00
Plumbling & Mechanical	20,949.00	0.00	20,949.00
Pool	0.00	0.00	0.00
Pool Meeting Room	0.00	0.00	0.00
Roofing/Decks	0.00	0.00	0.00
Total RESERVE	69,134.39	0.00	69,134.39
Total Other Expense	80,728.75	0.00	80,728.75
Net Other Income	-29,324.59	51,267.48	-80,592.07
Net Income	**28,858.16**	**101,179.94**	**-72,321.78**